

INVITATION  
TO BID  
FOR  
GENERAL CONTRACTORS

PROJECT: 1848 COLUMBIA ROAD NW

OWNER: THE COVINGTON TENANTS  
ASSOCIATION 2003, INC.

DEVELOPER: MI CASA, INC.

## To: General Contractors

Mi Casa, Inc. is soliciting bids from general contractors for the interior and exterior renovation of the property located at 1848 Columbia Road, NW in Washington, DC. We would like to invite your company to participate in the bid process.

This project consists of the transfer of ownership of the building from a private owner to the Covington Tenants Association, the formation of a cooperative, and the upgrade of 21 individual units, common areas, approximately 2,000 square feet of commercial space, and some exterior work. The building is supported by placed-based Section-8 subsidies and about half of the tenants are of retirement age. The majority of the current occupants speak Spanish as their primary language; therefore, we are particularly interested in soliciting bids from contracting companies with bilingual staff. The renovation will take place with tenants in place, but two vacant units will be maintained to house tenants as needed. The estimated amount of time to complete rehabilitation is nine months.

Please refer to the enclosed bid packet that includes the complete project manual for the building renovations of “the Covington” at 1848 Columbia Road, NW.

Bids are to be submitted to the following address no later than Friday, February 20<sup>th</sup>, 2004. If you have any questions please contact Elin Zurbrigg, Project Director, at the following number.

Mi Casa, Inc.  
1769 Lanier Place, NW  
Washington, DC 20009  
(202) 232-1375

## I. INTRODUCTION

### A. The Owner

The Covington Tenants Association 2003, Inc. is an association of many long-term tenants at the Covington, now reformed to create a new tenants association for the purchase of the building at 1848 Columbia Road NW, and the formation of a limited equity cooperative.

### B. The Project

1848 is a four-story walk-up built in circa 1910, located in the heart of Adams Morgan. The building is subsidized with place-based Section-8 subsidies and houses mainly low-income, majority Spanish-speaking tenants. Over half of the tenants are of retirement age. The building is in good condition but is in need of some basic renovation, including replacement of appliances and heating units and other upgrades. The renovation will be completed with tenants in place within nine months after closing on the construction loan.

### C. The General Contractor

The general contractor will participate as an active member of the project development team. The general contractor will provide constructive input regarding the building materials, appliances, and fixtures specified for the project. The general contractor will also recommend approaches in the construction management to help make sure that the project is completed on time and within budget.

### D. The Project Financing

The project is being financed in part by a loan from the D.C. Department of Housing and Community Development (DHCD) originating from Community Development Block Grant funds (CDBG), under the Tenants First Right to Purchase Program, and in part by a loan from private lender BB and T. The income necessary to support the mortgage will be subsidized by the place-based section-8 contract. Ability to support the mortgage is contingent on the building receiving mark-up-to-market after renovation, so the general contractor will need to be aware of the Department of Housing and Urban Development's (HUD's) inspection standards. In addition, the general contractor must therefore comply with the requirements of HUD and DHCD, including:

- a. Payment and Performance Bonding
- b. Liability Insurance
- c. Davis-Bacon wages and Reporting
- d. Affirmative Action Plan approved by the Owner and DHCD

#### E. Progress Payments

There will be one progress payment per month to the general contractor for this project. Requests for payment will be submitted to the Owner's representative three (3) days before the scheduled inspection. Once the payment has been approved by the Owner and the lender's representative, the Owner will submit the completed request to the private lender for processing. It may take the lender as long as 45 to 60 days, or longer, to disburse the payment. The general contractor must have the ability to continue the construction while waiting for payment from the lender.

#### F. Project Coordination

The general contractor will be responsible for coordinating and scheduling the work of all trades and subcontractors, including work such as the sprinkler system and landscaping for which the Owner will contract directly. Any contract separate from the general contractor's contract will specify that the general contractor is responsible for coordinating and scheduling the work under that separate contract.

## II. INSTRUCTIONS

#### A. The complete bid packet consist of:

1. Proposal Summary Form (page 7 of this document)
2. Pre-Qualification Statement and Questionnaire (pages 8 through 15 of this document)
3. Construction Hard Cost Summary (pages 16 of this document)
4. Information Disclosure Authorization (page 17 of this document)
5. Requirements of the D.C. Department of Housing and Community Development (pages 18 through 19 of this document)
6. Construction Drawings and Specifications (please request from Mi Casa)
7. AIA Document A105 with General Conditions (please request from Mi Casa)

The following document can be requested if needed:

1. Affirmative Action Program Packet

#### B. Proposal will be evaluated on the basis of qualifications, prior experience, and price. No proposal will be accepted from a general contractor who has not visited the project site. The site will be available for examination by

interested general contractors on Wednesday, February 18<sup>th</sup>, 2004, at 10:00 a.m.

- C. Questions are to be answered in full, without exception. If copies of other documents will answer the question completely, they may be attached and clearly labeled. If additional space is needed, additional pages may be attached and clearly labeled.
- D. The Owner, The Covington Tenants Association, shall be entitled to contact each and every reference listed in response to this questionnaire, and each entity referenced in any response to any question in this questionnaire. The general contractor, by completing this questionnaire, expressly agrees that any information concerning the general contractor in possession of said entities and references may be made available to the Owner.
- E. Only complete and accurate information shall be provided by the General contractor. The general contractor hereby warrants to the best of its knowledge and belief, the respondents contained herein are true, accurate, and complete. The general contractor also acknowledges that the Owner is relying on the truth and accuracy of the responses contained herein. If it is later discovered that any material information given in response to a question was provided by the general contractor, knowing it was false, it shall constitute grounds for immediate termination or rescission by the Owner of any subsequent agreement between the Owner and the general contractor.
- F. If there are any questions concerning the completion of this form, or questions or suggestions regarding the project plans and specifications, the general contractor is encouraged to contact the Owner's representative:

Elin Zurbrigg  
Mi Casa, Inc.  
1769 Lanier Place, N.W.  
Washington, DC 20009  
(202) 232-1375 (phone)  
(202) 232-7649 (fax)

- G. The original plus one copy of the completed form with all required attachments is due in the office of the Owner's representative no later than February 20<sup>th</sup>, 2004. The proposal is to be submitted in a sealed envelope clearly labeled as a proposal for "The Covington" with the name and address of the general contractor on the outside of the envelope. Any proposal received after the deadline will be returned unopened to the general contractor.

- H. This form, its completion by the general contractor, and its use by the Owner, shall not give rise to any liability on the part of the Owner to the general contractor or any third party or person.
- I. All proposals will be opened on February 20<sup>th</sup>, 2004, at the office of the Owner's representative. General contractors who submitted proposals may request information about the names of other general contractors and the bid prices submitted. All other information will be kept confidential.
- J. Proposal will be evaluated on the basis of qualifications, prior experience, and price. Between February 23<sup>rd</sup> and February 27<sup>th</sup>, the Owner will interview those general contractors whose proposals are most acceptable. The general contractor selected will be expected to execute the construction contract by March 1<sup>st</sup>, 2004.
- K. The form of the Contract to be used will be the "Standard Form of Agreement between Owner and Contractor for a Small Project where the Basis of Payment is a Stipulated Sum", AIA Document A105, 1993 Small Projects Edition of the American Association of Architects. General Conditions dated December 9, 1994 will be referenced by and made a part of the contract. (See Attachments B.)

PROPOSAL SUMMARY  
Covington Tenant Association

Project Location:  
1848 Columbia Rd. NW

TO: Mi Casa, Inc.  
1769 Lanier Pl. NW  
Washington, DC 20009  
Attn: Elin Zurbrigg

FROM: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Having carefully examined the Construction Documents, and having visited the site of the Work and having become familiar with all conditions affecting the Work, the undersigned hereby proposes to furnish all labor, materials, equipment, and services required for completion of the Work as set forth by said Construction Documents.

Proposed Price: \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ )

Total Time of Completion: \_\_\_\_\_ (Calendar Days)  
Number of Shifts: \_\_\_\_\_ (Shifts/Day)  
Hours per Shift: \_\_\_\_\_

If the undersigned is notified by the Owner of the acceptance of this bid, he/she agrees to execute a contract for the above lump sum and unit price, and then guarantees the completion of the Work as specified in the Construction Documents.

\_\_\_\_\_  
Company Name Date

\_\_\_\_\_  
Address Signature

\_\_\_\_\_  
Telephone Number Name and Title

\_\_\_\_\_  
Federal Employer Identification Number DC License Number

## GENERAL CONTRACTOR'S PRE-QUALIFICATION STATEMENT AND QUESTIONNAIRE

### I. GENERAL BACKGROUND

A. Current name and address of general contractor:

---

---

---

Years in Business: \_\_\_\_\_

B. Previous name or address of general contractor, if any:

---

---

---

C. Current president or chief executive officer: \_\_\_\_\_  
Years in that position: \_\_\_\_\_

D. Number of employees (permanent): \_\_\_\_\_

E. Name(s) and address(s) of current affiliated companies (parent, subsidiary, divisions):

---

---

---

### II. FINANCIAL STATUS

A. Please attach financial statements for the past three years for which they are complete. If such statements are not available, please furnish the following information:

1. Last complete fiscal year (ending date \_\_\_\_\_):
  - a. Revenues (gross) \_\_\_\_\_
  - b. Expenditures (gross) \_\_\_\_\_
  - c. Overhead & Admin. cost (gross) \_\_\_\_\_
  - d. Profit (gross) \_\_\_\_\_
2. Year prior to "1" above (ending date \_\_\_\_\_):
  - a. Revenues (gross) \_\_\_\_\_
  - b. Expenditures (gross) \_\_\_\_\_
  - c. Overhead & Admin. cost (gross) \_\_\_\_\_
  - d. Profit (gross) \_\_\_\_\_
3. Year prior to "2" above (ending date \_\_\_\_\_):
  - a. Revenues (gross) \_\_\_\_\_
  - b. Expenditures (gross) \_\_\_\_\_
  - c. Overhead & Admin. cost (gross) \_\_\_\_\_
  - d. Profit (gross) \_\_\_\_\_



B. Bonding

1. What is the general contractor's current bonding capacity with a contract surety company? \_\_\_\_\_
2. Please identify the general contractor's surety company and the current line of bonding credit that company has extended to the general contractor. Also, please submit with this proposal a letter from the bonding company indicating that it will provide to the general contractor the bonding required under this contract.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Please give the name, address, and telephone number of the general contractor's current commercial agent or underwriting contract.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Please give the name of the insurer, policy number, and amounts of insurance for the general contractor's current commercial liability insurance policy.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

III. PROPOSED PROJECT PERONNEL

A. Project Manager

1. List the name, qualifications and background of the proposed project manager for this project. (Include the names and addresses of companies he/she has been affiliated with in the last five years).  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. List at least three projects, by size, type and duration that the proposed project manager has supervised in the last five years for the general contractor, or for any other company.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Proposed Superintendent

1. List the qualifications and background of your proposed job superintendent (if different than the project manager) and include the names and addresses of any companies he/she has been affiliated with in the last five years.

---

---

---

2. List at least three projects, by size, type, and duration that the proposed job superintendent supervised in the last five years for the general contractor, or for any other company.

---

---

---

IV. COMPANY EXPERIENCE – SIMILAR PROJECTS

- A. List all projects of reasonably similar nature, scope, and duration performed by your company in the last seven years, specifying where possible, the name and last address of each owner of those projects. Also, indicate which projects, if any, were financed by DHCD, or received HUD/ Section-8 subsidies. Please attach supplemental information if necessary.

---

---

---

---

---

---

---

---

- B. Of the projects listed in response to subsection (A), identify any which was the subject of a substantial claim or lawsuit against the general contractor. Please identify in your response the nature of such claim or lawsuit, the court in which the case was filed, and the details of its resolution.

---

---

---

---

---

- C. List all projects not listed in response to subsection (A) performed by your company in the last seven years which were financed by DHCD, or were HUD-subsidized, specifying where possible, the name and last address of each owner of those projects.

---

---

---

---

---

- D. List all projects on which the general contractor is currently working, indicating name, address, a contact person with phone number, the total dollar value of the project, and the percentage completion as of the date this proposal is submitted.

---



---



---



---



---

## V. BANKRUPTCIES, CLAIMS, AND LEGAL PROCEEDINGS

Please answer the questions below. For each question for which the answer is yes, please attach a complete and detailed report with your responses to this questionnaire specifying details, circumstances, and ultimate resolution.

QUESTIONS	YES	NO
Has the general contractor, or any of its parents or subsidiaries, ever had a bankruptcy petition filed in its name, voluntary or involuntarily?		
Has any majority shareholder ever had a bankruptcy petition filed in his/her name, voluntarily or involuntarily?		
Is the general contractor currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity?		
Have performance or payment bond claims ever been made to a surety for the general contractor on any project, past or present?		
In the past five years, has any surety company refused to bond the general contractor on any project?		
In the last five years, has any surety company refused to bond the general contractor's parent, or subsidiaries, on any project?		
Have any construction arbitration demands been filed by, or against, the general contractor in the last five years?		
Have any lawsuits, administrative proceedings, or hearings been initiated by the national labor relations board or similar state agency in the past seven years concerning any labor practices of the general contractor		
Have any lawsuits, administrative proceedings, or hearings been initiated by the occupational safety and health administration concerning the project safety practices of the general contractor in the last seven years?		
Have any lawsuits, administrative proceedings, or hearings been initiated by the internal revenue service, or any state revenue department, concerning the tax liability of the general contractor (other than audits) in the last seven years?		
Have any criminal proceedings or investigations been brought against the general contractor in the last ten years?		

## VI. REFERENCES

### A. Banks

#### 1. Bank # 1

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

2. Ban # 2

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

B. Credit Line

Does the general contractor have a credit line with any of the above referenced institutions, or any other lending institution not listed above? (If the answer is yes, please indicate amount of credit line.)

\_\_\_\_\_  
\_\_\_\_\_

C. Suppliers

1. Major Supplier #1

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

2. Major Supplier #2

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

D. Subcontractors

1. Major Supplier #1

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

If this subcontractor a minority owned, women owned, or disadvantaged business? If so please list which agency the subcontractor is certified with.

2. Major Supplier #1

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

If this subcontractor a minority owned, women owned, or disadvantaged business? If so please list which agency the subcontractor is certified with.

3. Major Supplier #1

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

If this subcontractor a minority owned, women owned, or disadvantaged business? If so please list which agency the subcontractor is certified with.

#### D. Owners

List the general contractor's experience as it relates to projects of relative size and type, i.e.; renovation of existing facilities, including the demolition and construction of new building systems and interiors, to include exterior repairs as they relate to associated new construction as well as repair of the existing building envelope.

1. Project #1

Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contract Price: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Arch./Eng.: \_\_\_\_\_  
Contact/Phone: \_\_\_\_\_

2. Project #2

Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contract Price: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Arch./Eng.: \_\_\_\_\_  
Contact/Phone: \_\_\_\_\_

3. Project #3

Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contract Price: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Arch./Eng.: \_\_\_\_\_  
Contact/Phone: \_\_\_\_\_

4. Project #4

Name: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contract Price: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Arch./Eng.: \_\_\_\_\_  
Contact/Phone: \_\_\_\_\_

VII. SUBCONTRACTORS

List the mechanical, electrical, and plumbing subcontractors that you would use on this project.

A. Mechanical Subcontractor

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

Is this subcontractor a minority owned, women owned, or disadvantage business? If so, please list which agency the subcontractor is certified with.

B. Electrical Subcontractor

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

Is this subcontractor a minority owned, women owned, or disadvantage business? If so, please list which agency the subcontractor is certified with.

C. Plumbing Subcontractor

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

Is this subcontractor a minority owned, women owned, or disadvantage business? If so, please list which agency the subcontractor is certified with.

VIII. MINORITY PARTICIPATION

Is the general contractor a minority owned, or disadvantaged business? If so please list which agency the general contractor is certified with.

\_\_\_\_\_

If the general contractor is not certified minority owned, women owned, or disadvantaged business, please indicate the general contractor's ability to provide 30% to 50% subcontracting to certified minority owned, women owned, or disadvantaged businesses.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

IX. SUPPLEMENTAL INFORMATION

If available, please provide a current brochure for the general contractor.

X. Please list any additional information that would assist the Owner in evaluating the possibility of using the general contractor on this project.

CONSTRUCTION HARD COST SUMMARY  
1848 Columbia Rd. NW

General Contractor \_\_\_\_\_

Date: \_\_\_\_\_

Division	Price
1. General Requirements	
2. Demolition	
3. Concrete	
4. Masonry	
5. Metal	
6. Carpentry/Exterior Siding	
a. Rough Carpentry	
b. Finish Carpentry	
7. Drywall	
8. Thermal and Moisture Protection	
a. Roofing and Insulation	
b. Flashing and Sheet Metal	
c. Caulking and Sealants	
9. Doors, Windows, Glass	
a. Exterior Doors	
b. Interior Doors	
c. Fire Doors	
d. Hardware	
e. Special Hardware	
f. Windows	
10. Finishes	
a. Painting	
b. Tile Work	
c. Vinyl Flooring	
d. Carpeting	
e. Cabinets and Bathroom Vanities	
f. Finish Hardware	
11. Equipment (Appliances)	
12. Mechanical	
a. Heating/HVAC	
b. Plumbing	
c. Electrical	
TOTAL:	



## Information Disclosure Authorization

Please provide the following on the letterhead of the general contractor, signed by an authorized officer or agent.

Date: \_\_\_\_\_

TO WHOM IT MAY CONCERN:

I hereby authorize you to release to the Covington Tenant Association, or its assignees the following information by telephone or in writing for the purpose of obtaining or verifying:

- \_\_\_\_\_ Supplier credit status on payment history and outstanding balances, account history and credit limits;
- \_\_\_\_\_ Bank or other loan status on outstanding balance(s), payment history, account history and credit limits;
- \_\_\_\_\_ Bank and saving accounts of record; and/or
- \_\_\_\_\_ Any information deemed necessary in connection with a credit report

This information is for confidential use in qualifying this firm for bidding on construction jobs with the above-referenced agency.

A photocopy or facsimile copy of this authorization (being a valid copy of the signature(s) of the undersigned) shall be deemed to be the equivalent of the original and shall be used as a duplicate original.

Your prompt reply will expedite our application to be included as a qualified bidder.

Thank you,

\_\_\_\_\_  
(Authorized Signature)

\_\_\_\_\_  
(Title)

## Requirements of the D.C. Department of Housing and Community Development

The following terms and conditions are being required of The Covington Tenant Association (“the Owner”) by the D.C. Department of Housing and Community Development (“the Department”) under the loan agreement between the Department and the Owner. By submitting a proposal, the general contractor is agreeing to be bound by these terms and conditions also.

1. The general contractor, at its own costs, agrees to provide the Owner with copies of All-Risk and Workers’ Compensation Insurance binders for itself and all subcontractors. The All-Risk policy of insurance must contain appropriate loss payable provisions to the benefit of the Department in an amount not less than the total rehabilitation cost of the improvements together with public liability insurance for personal injury or death at the limit of no less than \$1,000,000 for single person and of a limit of not less than \$2,000,000 with respect to injury or death of more than one person and \$1,000,000 with respect to property damage occasioned by any one occurrence.
2. Prior to the Department scheduling a Pre-construction Conference and issuing a Notice to Proceed, the Owner shall enter into a construction contract with the general contractor who will execute the work to be funded with the loan. A fully executed copy of this contract shall be submitted to the Department. Such contract shall be with a general contractor that is fully licensed and bonded (100% performance and payment bonds) in the District of Columbia and was selected from among at least three (3) firms through a competitive bidding process in accordance with all District and Federal procurement requirements for projects assisted with Community Development Block Grant Funds. The general contractor shall be subject to the following conditions:
  - (a) An Affirmative Action Plan (AAP) must be submitted by the Owner and the selected general contractor for review and approval by the D.C. Office of Human Rights and Minority Business and the Department prior to issuance of a Notice to Proceed and release of any loan proceeds. The AAP shall be in a form acceptable to the Department and shall set forth the following goals:
    - 42% of all construction trade jobs are to be filled by minority persons
    - 6.9% of all construction trade jobs are to be filled by women;
    - 51% of all new construction trade jobs created by the project are to be filled by District of Columbia residents. In this regard, all contractors and subcontractors shall enter into a written agreement with the D.C. Department of Employment Services (DOES) which specifies the DOES will be used as the first source of recruitment, referral and placement of any new employees and;
    - 35% of subcontractors are to be awarded to local, small or disadvantaged business enterprises.

In addition, if as a result of contracts awarded pursuant to the loan, the general contractor or any subcontractors exceed \$500,000 in D.C. Government contract awards during the 12-month period, the contractor(s) must have an apprenticeship program approved by the D.C. Apprenticeship Council.

- (b) Weekly Payroll Reports shall be submitted by the general contractor and subcontractors to the Department’s Contract Compliance Office which will monitor accomplishment of AAP goals and compliance with Davis-Bacon wage rates.
  - (c) A Pre-construction Conference shall be held and a construction Notice to Proceed shall be issued by the Department after the loan closing and prior to the start of construction.
  - (d) Copies of all building, electrical and plumbing permits shall be submitted prior to the start of construction.

3. The general contractor agrees to comply with all applicable Federal and District of Columbia laws and U.S. Department of Housing and Urban Development (HUD) rules and regulations with respect to ownership, maintenance, operation and management of the Property, including but not limited to:
- (a) Contract Work Hours and Safety Standards Act (40 USC Sec. 27-333);
  - (b) National Environmental Policy Act of 1969 (42 USC Sec. 4321-4361), and policies relevant to environmental and historic preservation issues including 24 CFR Sec. 58 and Sec. 106 of the National Historic Preservation Act of 1966, as amended;
  - (c) Nondiscrimination and equal opportunity requirements set forth in 24 CFR 511.10(m) including:
    - (i) Federal Fair Housing law (42 USC subsection 3601-19);
    - (ii) Executive Order Nos. 11063, 11246, 11625, 12138, 12432;
    - (iii) Title VI of the Civil Rights Act of 1964 (42 USC 2000d)
    - (iv) The Age Discrimination Act of 1973 (29 USC subsection 6101-07); and
    - (v) The Rehabilitation Act of 1973 (29 USC subsection 794).
  - (d) All requirements, rules and regulations of the HoFEDD Program administered by the Department;
  - (e) Community Development Block Grant regulations contained in 24 CFR 570.200 et seq., 580.600 et seq;
  - (f) Mayor's Order 83-265 relevant to employment and training of D.C. residents.